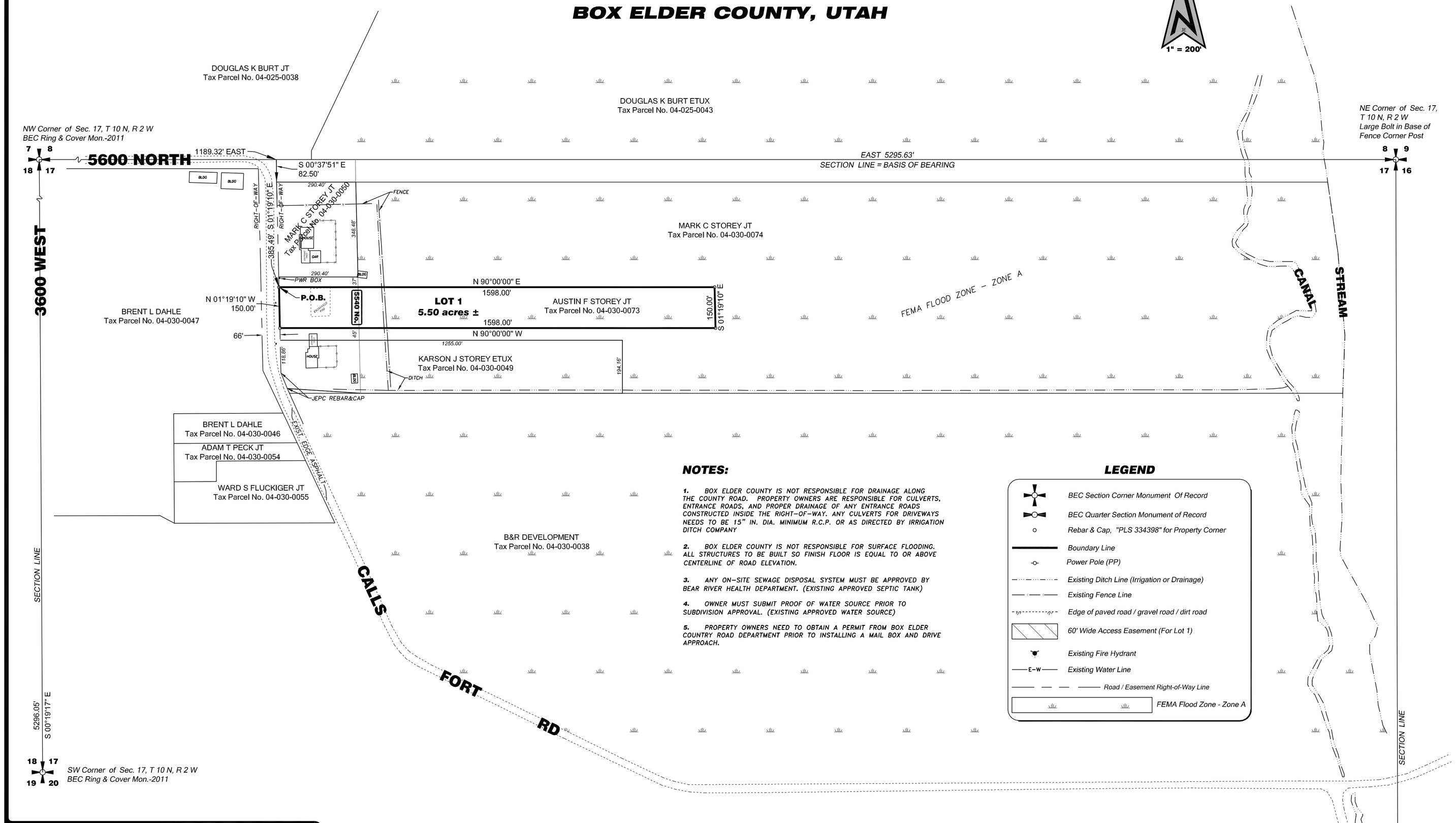
AUSTIN STOREY SUBDIVISION

PART of THE N/2 of SEC 17, T 10 N, R 2 W, SLB&M

BOX ELDER COUNTY, UTAH



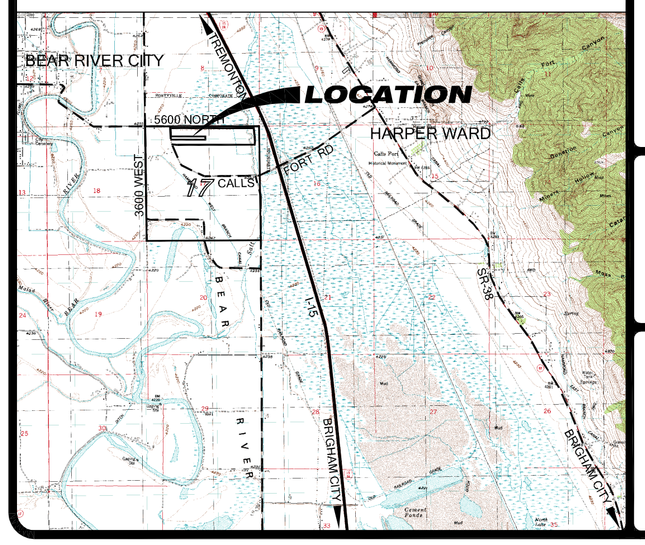
NOTES:

1. BOX ELDER COUNTY IS NOT RESPONSIBLE FOR DRAINAGE ALONG THE COUNTY ROAD. PROPERTY OWNERS ARE RESPONSIBLE FOR CULVERTS, ENTRANCE ROADS, AND PROPER DRAINAGE OF ANY ENTRANCE ROADS CONSTRUCTED INSIDE THE RIGHT-OF-WAY. ANY CULVERTS FOR DRIVEWAYS NEEDS TO BE 15" IN. DIA. MINIMUM R.C.P. OR AS DIRECTED BY IRRIGATION DITCH COMPANY
2. BOX ELDER COUNTY IS NOT RESPONSIBLE FOR SURFACE FLOODING. ALL STRUCTURES TO BE BUILT SO FINISH FLOOR IS EQUAL TO OR ABOVE CENTERLINE OF ROAD ELEVATION.
3. ANY ON-SITE SEWAGE DISPOSAL SYSTEM MUST BE APPROVED BY BEAR RIVER HEALTH DEPARTMENT. (EXISTING APPROVED SEPTIC TANK)
4. OWNER MUST SUBMIT PROOF OF WATER SOURCE PRIOR TO SUBDIVISION APPROVAL. (EXISTING APPROVED WATER SOURCE)
5. PROPERTY OWNERS NEED TO OBTAIN A PERMIT FROM BOX ELDER COUNTRY ROAD DEPARTMENT PRIOR TO INSTALLING A MAIL BOX AND DRIVE APPROACH.

LEGEND

- BEC Section Corner Monument Of Record
- BEC Quarter Section Monument of Record
- Rebar & Cap, "PLS 334398" for Property Corner
- Boundary Line
- Power Pole (PP)
- Existing Ditch Line (Irrigation or Drainage)
- Existing Fence Line
- Edge of paved road / gravel road / dirt road
- 60' Wide Access Easement (For Lot 1)
- Existing Fire Hydrant
- Existing Water Line
- Road / Easement Right-of-Way Line
- FEMA Flood Zone - Zone A

VICINITY MAP



APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

_____
COUNTY ATTORNEY

COUNTY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 20____.
BY THE BOX ELDER COUNTY PLANNING COMMISSION.

_____
CHAIRMAN

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT, CHECKED IT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES.

_____ DATE _____ COUNTY SURVEYOR

HEALTH DEPARTMENT APPROVAL

WASTE DISPOSAL SYSTEM AND CULINARY WATER SYSTEM APPROVED THIS _____ DAY OF _____, A.D., 20____.

_____ DATE _____ DISTRICT SANITARIAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOX ELDER COUNTY COMMISSION THIS _____ DAY OF_____ A.D., 20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST:_____ _____ CHAIRMAN

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEX _____ _____ COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, Benjamin W. Johnston, do hereby certify that I am a Licensed Professional Land Surveyor and hold Certificate No. 334398 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act; and have completed a survey of the property described on this plat in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements, and have placed monuments as represented on this plat.

LICENSED PROFESSIONAL LAND SURVEYOR
No. 334398
BENJAMIN W. JOHNSTON
__-__-__
DATE
STATE OF UTAH

DESCRIPTIONS

LOT 1: (Tax Parcel No. 04-030-0073):

Beginning on the existing east right-of-way fence line of Calls Fort Road at a point 1189.32 feet EAST (Basis of Bearing) along the Section Line and 82.50 feet S 00°37'51" E and 385.49 feet S 01°19'10" E from the Northwest Corner of Section 17, T 10 N, R 2 W, SLB&M and running thence EAST 1598.00 feet; thence S 01°19'10" E 150.00 feet; thence WEST 1598.00 feet to said east right-of-way line; thence N 01°19'10" W 150.00 feet to the point of beginning. Containing 5.50 acres, more or less and one Lot.

NARRATIVE :
The purpose of to provide a one lot subdivision plat, known as the Austin Storey Subdivision, from the existing Austin F Storey property known as Tax Parcel Number 04-030-0073. This survey is at the request of Austin Storey, owner.

BASIS OF BEARING:
The Basis of Bearing is the north line of Section 17, Township 10 North, Range 2 West, SLB&M bearing "EAST" from the Northwest Corner (Box Elder County ring and cover monument) and the Northeast Corner (Large Bolt in the base of a fence corner post)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO (A) LOT(S) AND STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT AND NAME SAID TRACT _____**AUSTIN STOREY SUBDIVISION** _____ AND HEREBY DEDICATE, GRANT AND CONVEY TO ____**BOX ELDER COUNTY**_____ UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS (A) STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT. THE SAME TO BE USED AS PUBLIC THOROUGHFARE(S) FOREVER, AND ALSO DEDICATE TO ____**BOX ELDER COUNTY**____ THOSE CERTAIN STRIPS AS EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION FOR PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY _____**BOX ELDER COUNTY** ___.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURE THIS DAY AS SHOWN BELOW.

_____ _____
AUSTIN F. STOREY DATE

_____ _____
KATHERINE W. STOREY DATE

_____ _____
DATE

ACKNOWLEDGEMENT

STATE OF UTAH)
ss
COUNTY OF _____)

ON THIS_____DAY OF_____, 20__ , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____**AUSTIN F. STOREY and KATHERINE W. STOREY (as Individuals)** _____
_____
AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT _HE_ IS/ARE THE
_____**THE OWNERS AS INDIVIDUALS**_____
AND THAT _HE_ SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED ON BEHALF OF SAID TRUST.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NO.	DATE:	REVISION:
01	08-09-22	PER 07-28-22 BEC P&Z REVIEW EMAIL
02	08-23-22	PER 08-22-22 BEC P&Z REVIEW EMAIL

DRAWN: BWJ
CHECKED: DJJ
SCALE: 1" = 200'
DATE: 07-21-22

SHEET 1 / 1 SHEETS

JOHNSTON ENGINEERING P.C.
CIVIL • SURVEYING • STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

JOB NUMBER 22BE330